

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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55 22nd  
Avalon, NJ 08202

Asking \$2,799,000.00



#### COMMENTS

Here's the perfect location for your new future dream home at the shore. An enviable location being just 1 1/2 blocks to the beach, 1 1/2 blocks to dinning and shopping, 2 1/2 blocks to the bay and a short 8 block walk to playgrounds and recreation facilities for kids and adults. Imagine being able to easily maneuver to all the best activities the island has to offer. The existing home is on a 50' X 110' lot offering you the ability to build a spectacular 3 story 3,800 Square Foot home. The existing home is being sold in as is condition. These opportunities don't come along that often and are getting snatched up quickly, don't miss your chance.

#### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch Outside Shower See Remarks	ParkingGarage See Remarks	OtherRooms Living Room Dining Room Kitchen See Remarks
InteriorFeatures Wall to Wall Carpet Laminate Flooring	AppliancesIncluded Oven Refrigerator Dishwasher	AlsoIncluded See Remarks	Basement Crawl Space



Cooling  
None  
HotWater  
On Demand  
Water  
City  
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